
PUBLIC NOTICE

Maricopa Planning and Zoning Commission Regular Meeting

Monday, April 27, 2009 at 6:00 pm

**Global Water Center
22590 N. Powers Parkway
Maricopa, AZ 85238**

1.0 Call to Order

- 1.1 Invocation
- 1.2 Pledge of Allegiance

2.0 Roll Call

3.0 Call to the Public

The procedures to follow if you address the Commission are: Commission requests that you express your ideas in five minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Chairman will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting.

4.0 Minutes

- 4.1 Approval of the April 13, 2009 Planning and Zoning Commission Meeting Minutes.

5.0 Agenda Item

- 5.1 Public Hearing GPA 09.01: Rose Law Group, PC on behalf of Amarillo Valley Properties, LLC is requesting a **Minor General Plan Amendment to the City of Maricopa General Plan Future Land Use Map**. This amendment is being requested for a change in General Plan Land Use designation of 29.51± acres from **Low Density Residential** to **Commercial** to facilitate future Commerce opportunities in this area. The site is located at the northwest corner of Century Road and Amarillo Road in the City of Maricopa's Planning Area. More specifically, the property is located in the east ½ of Section 13, Township 6 South, and Range 2 east, of the Gila and Salt River Base and Meridian, Pinal County, Arizona (Assessor Parcel Number's: 501-07-008B and 501-07-008A). **Discussion and Action**
- 5.2 The Commission shall receive submittal of the Redevelopment Plan for review and future recommendation as to conformity with the general plan for the development of the municipality as a whole, per ARS 36-1479, subsection D. **Discussion Only**.



-
- 5.3 **Text Amendment TXT 09-01:** The City is seeking public input regarding a text amendment to Article 22, Sign Provision of the City of Maricopa Zoning Code. The proposed text amendment is consistent with the Goals and Objectives outlined in the City of Maricopa General Plan Chapter II, A. Land Use Element; Goal 4: Objective e: “Update and consistently enforce the community’s development codes, including zoning, subdivision, and related regulations.” **Discussion Only.**
- 5.4 **Special Planning Area:** Per the City of Maricopa voter approved *General Plan, II General Plan Elements, Special Planning Area*, four (4) areas have been designated as Special Planning Areas for multiple developments and redevelopment alternatives. *Seven Ranches Area* is one of them, and the General Plan supports consolidation of smaller parcels for more coordinated developments. The Seven Ranches Special Planning Area historically is a rural residential area, has been broken into smaller land parcels creating disincentive for orderly growth, and which hinder and create significant obstacles to coordinate any development other than low density residential. **Information Only.**
- 5.5 **May 25, 2009 Meeting:** The Commission shall discuss and possibly take action on cancelling or rescheduling the May 25th meeting due to the Memorial Day holiday on this date. **Discussion and Action.**

6.0 Report from Commission and/or Staff

7.0 Executive Session

The Planning and Zoning Commission may go into executive session for purposes of obtaining legal advice from the City’s attorney on any of the agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

8.0 Adjournment

Note: This meeting is open to the public. All interested persons are welcome to attend. Supporting documents and staff reports, which were furnished to the Commission with this Agenda, are available for review.

This notice was posted at City Hall, Maricopa Library, Maricopa Fire Department, and the City of Maricopa Post Office by Friday April 24, 2009 by 5:00 p.m.
